

A.D. DETTLEMENT OF BADIN TALUBA



सत्यमेव जयते

REVENUE DEPARTMENT.

From

H. N. B. ERSKINE, ESQUIRE,
Commissioner in Sind.

To

HIS EXCELLENCY THE RIGHT HONOURABLE
THE LORD REAY, L L. D.,
Governor and President in Council,
BOMBAY.

COMMISSIONER'S OFFICE,
Karachi, 6th May 1886.

MY LORD,

I have the honour to submit for the consideration of Your Lordship's Government the accompanying* papers relating to the

* Report No. 170, dated 11th March 1886, from the Superintendent, Sind Revenue Survey.

Letter from Collector of Hyderabad No. 1395, dated 5th April 1886, forwarding with remarks the above report.

Letter No. 295, dated 15th April 1886, from the Superintendent, Sind Revenue Survey.

proposed introduction of a temporary Settlement into 116 Villages of the Badin Taluka of the Hyderabad

Collectorate.

2. Colonel Anderson in the first 15 paragraphs of his report has given a fairly full description of this taluka, and from this it will be seen that the taluka is one possessing many natural advantages, but that the arrangements for irrigating it are, at present, very defective, so much so, that a considerable area is almost constantly under water while other portions are suffering from a deficiency of water. This is a subject for the consideration of the Superintending Engineer for Irrigation whose attention has already been called to it, and who will again be addressed on the subject, but does not materially affect the present question of Settlement which must be made with reference to the existing state of matters. The taluka has not, hitherto, come under Settlement, the greater part of the land being held under leases. This system has lasted much longer than was foreseen when it was introduced and has, I fear, retarded the advance of improvements as owing to the terms of the leases expenditure on improvements did not lead to any increase in revenue, and as no direct return on outlay could thus be expected, the Officers responsible for the expenditure of the small sums available for improvements naturally expended them where such return could be counted on. There can be no question that a comparatively small expenditure will greatly improve the canals and benefit the cultivators and Government alike. The Taluka is a fine one, and if the water supply is properly regulated should become one of the best in Lower Sind. The chief crop is rice—34,290 acres out of the whole Kharif area of 41,361 acres having, during the current year, been sown with this crop. Millets (Juar and Bajri) come next, the area under these being acres 1,821. The area under Rabi cultivation is small, only acres 6,524 in all (and that in a year in which Rabi cultivation is said to be above the average) of which acres 5,890 were under oil-seeds (Sariha and Jambha). Thus in fixing rates those that really are of first importance are those for Rice and "Rabi, Bosi, &c."

3. The method in which Colonel Anderson (para. 6) proposes to deal with fruit trees is certainly correct. A strip along canals must, in the interests of the cultivators themselves as well as of Government, remain in

the control of the Irrigation Department, and if there are trees on this strip it is important that they should be in the charge of the Canal Officers, as in the event of erosion going on, if such trees are not removed in good time they fall into the canal, and by obstructing the flow cause a breach and very serious damage. These trees may have been held in some cases along with leased lands but now that the leases are to terminate and proprietary rights be conferred on the occupants of Survey numbers, occupants can no longer be allowed any rights in the trees situated outside such numbers on land reserved for Canal purposes. If, owing to special circumstances, compensation should, in any cases, be allowed for the trees, such cases should be separately considered on their merits.

4. Colonel Anderson in his 13th para. shows how greatly the rates varied under the present system, they have been absurdly low under some of the old leases—being actually, in some cases, less than the hakabo or clearance rate levied from Jagirdars—while in certain cases they were very high indeed, and he thinks the explanation must be that when the former were granted there was collusion between the lower grades of Revenue Officers and the lessees. Doubtless there were instances of this kind but from inquiries made I think such instances were not numerous, and that the real explanation is that when the leases were granted it was thought they would only last for a year or two, and they were purposely fixed very low to encourage the clearing of land and excavation of irrigating channels to induce the Zemindars to extend cultivation. In addition to lands held on lease a considerable area was held on rates fixed per wheel or per acre, and details of these rates are given in paragraph 14 of the report. They varied greatly, and, as will be seen, are often considerably higher than the rates it is now proposed to introduce. Under the mixed lease and bigoti rates the revenue has, it will be seen, steadily increased, the actual collections in 1860-61 being Rs. 70,959 and in 1884-85 Rs. 1,12,517. These figures are, however, for the whole Taluka, not for the 116 villages now to be brought under settlement. In these latter the collections in 1884-85 were Rs. 79,718, and the average of the past five years Rs. 78,146.

5. The Superintendent of Sind Survey now proposes to divide the 116 villages to be at once brought under settlement into 4 groups there being a difference (with the exception of the rates on babul tree plantations) of 4 annas in each group under each head of classification.

6. The rates proposed are as follows :—

	1st Group of 36 villages.	2nd Group of 40 villages.	3rd Group of 24 villages.	4th Group of 16 villages.
<i>Kharij.</i>				
Rice under flow irrigation	3 0	2 12	2 8	2 4
Gardens and sugar-cane				
All other crops under flow	2 8	2 4	2 0	1 12
And lift irrigation aided by flow	1 12	1 8	1 4	1 0
Lift irrigation	0 10	0 8	0 6	0 4
Babul plantations, i. e., "Huris"				
<i>Rabi.</i>				
Artificial and natural inundation, i. e., "bohi"				
"sailab"	2 4	2 0	1 12	1 8
Do. do. aided by lift or flow	2 12	2 8	2 4	2 0
And perennial lift irrigation				
<i>Barani.</i>				
Kharij	1 4		1 0	
Rabi	1 8		1 4	

7. As already observed the rates that will affect the great mass of the cultivation are those for rice in the Kharif and artificial and natural inundation *i. e.* Bosi and Sailab in the Rabi, and it will be seen that the rates for these are—

	1st Group.		2nd Group.		3rd Group.		4th Group.	
	Rs.	a.	Rs.	a.	Rs.	a.	Rs.	a.
Kharif—Rice under flow irrigation	3	0	2	12	2	8	2	4
Rabi—Artificial and natural inundation...	2	4	2	0	1	12	1	8

8. These rates and indeed all the rates proposed are most moderate—and both the grouping and the rates are approved of by the Collector, Colonel Trevor, who knows the Taluka well.

9. The area under cultivation in the current year is acres 47,885, of which full details will be found in paragraph 20 of this report. Accepting this as a safe estimate for future cultivation the revenue for collection, not allowing for remissions, and excluding seri grants and sums deducted on account of private canals—is Rs. 1,11,072. This includes the Village Officers' cess, when this is deducted the actual Government revenue for collection will be Rs. 1,04,538 and the Village Officers' cess Rs. 6,534.

10. These figures show that the increase under the settlement will be large but this was always expected—and is inevitable when rough lease rates fixed many years ago are superseded by fixed rates per acre. It must, however, be borne in mind that these rates cover the free holding of much land most valuable for grazing purposes which makes their incidence in reality much lighter than appears at first sight to be the case.

11. That the rates are low cannot be denied, and I should have hesitated to recommend their adoption but that I think too sudden a rise in assessment is objectionable. The lessees have long known that with a settlement the rates on the lands held by them would be put on a footing with lands in other Talukas, and they cannot consider that they have been treated unfairly by the introduction of the rates proposed. The increase is 42 per cent. but this, under the circumstances, is not large. Colonel Anderson feeling that his rates are exceptionally low proposes that they should be raised 4 annas all round after the expiration of 3 years. I do not, however, as the settlement is only a temporary one, think any such provision necessary, and think it would be preferable to leave this point for consideration after two or three years' experience has been gained of the working of the rates now proposed, and at the same time the question of the regrouping of the villages in the third and fourth groups referred to in paragraph 29 of the report, can be decided.

12. I have requested the Collector, in anticipation of the sanction of Your Lordships' Government, to give notice in the villages affected, that the new rates will be introduced from the next Kharif season, *i. e.* from the commencement of the year 1886-87, and as the season for preparing lands is now close I request I may be favoured with early orders regarding these proposals.

I have the honour to be,
My Lord,
Your Lordship's most obedient Servant,

H. N. B. ERSKINE,
Commissioner in Sind.

*Proposals for a Temporary Settlement of the Badin Taluka of the
Hyderabad Collectorate.*

I N D E X .

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*Proposals for a Temporary Settlement of 116 Villages of the Badin Taluka
of the Hyderabad Collectorate.*

No 170 of 1886.

SUPERINTENDENT'S OFFICE,

Camp Hyderabad District, 11th March 1886.

The following proposals are submitted for the temporary settlement of 116 villages of the Badin Taluka of the Tando Division of the Hyderabad Collectorate.

2. Badin is the most southern taluka of the Hyderabad Collectorate and is bounded on the north by the Taluka of Tando Bago, on the west by that of Guni, on the east by the Thar and Parkar Districts and on the south by the Runn of Kach ; it is of somewhat irregular shape and has an extreme length from north to south of 50 miles by extreme breadth of 34 miles, with a gross area of 794.93 square miles, and according to the Census of 1881 contains a population of 65,708, equal to 82.7 to the square mile.

3. The villages which it is proposed now to bring under settlement are those contained in the present Tapas of Talhar, Khado, Badin, Luari and Sirani and form the whole of the north and the western half of the southern portion of the Taluka. These Tapas have by survey been divided into 116 villages of which 113 are Government and 3 are entirely Jagirs.

4. The headquarters of this taluka are at Badin, a fairly prosperous town of some 700 inhabitants, centrally situated, the other principal towns are Talhar, Sirani and Luari, the latter is the residence of Buzarg Muhamad, Syed, one of the most influential of the Pirs or religious chiefs of the south of Sind.

In the month of January a yearly fair which lasts about a fortnight is held at Badin, at which from 5,000 to 20,000 people are said to assemble, a good many of these come from Thar and Parkar and Kach Bhuj bringing cattle, brassware, &c., for sale and taking back rice in return ; this year about 3,000 camels were brought for sale their price averaging about Rs. 100 each.

5. The portion of the Taluka under consideration is fairly well provided with roads of which the position will be seen on reference to the sketch map attached, of these the most used is that running north from Badin towards Hyderabad, some of the southern roads notwithstanding much that has been done, still are in indifferent condition owing to the damage caused by floods which of late years have swept over this part of the country.

Camels are the ordinary means of traffic, carts being but rarely seen ; produce is taken to Hyderabad either by road or by boat up the Guni Canal ; from Nindo Shahar there is a considerable export of grain to Kach Bhuj and other places across the Runn, this varies in amount in different years consequent on the rainfall and therefore produce of grain in those Districts,

The cost of carriage of grain to Hyderabad by camels ranges from Rs. 7 to Rs. 9 per Kharar whereas by boat it is only from Re. 1½ to Rs. 2.

Roughly speaking the produce of the northern half of the Taluka goes to Hyderabad and that of the southern to Kach Bhuj, in the latter there is always a demand for rice which is not there grown and this part of Sind is the nearest rice producing country to it, the price of carriage is at present Rs. 15 per Kharar but has been known to go as high as Rs. 26.

6. The soil is the same as that found throughout the valley of the Indus, *i. e.*, alluvial deposit with in places a mixture of sand; towards the south there is a good deal of "kalar" (soil impregnated with salts which if present in large quantities render the land unsuited for cultivation).

The kharif crops are rice and bajri, the climate of these southern talukas is generally unfavourable for wheat cultivation but jambha and sariha (oil-seeds) are grown in the rabi season to some extent.

Quite lately the custom of growing oil-seeds in the rice lands has been adopted especially in fields which have become choked with weeds; the process is to flood the field continuously throughout the inundation which rots the roots of the weeds and these being ploughed in the jambha is sown and a fine crop of oil-seed is the result; the first crop of rice taken after a field has been treated in this manner is expected to be of yield above the average. Of garden cultivation properly so called there is almost none but on the banks of the larger canals are in places a number of mango trees, although these are often situated within the canal limits yet as the trees are valuable and now held as private property I have wherever possible measured the land they occupy into survey numbers and the question whether these trees are to be considered the property of the present enjoyers or of the Irrigation Department will have to be determined.

The following shows the area under each description of crop found by the classers to have been actually under cultivation during the current year.

<i>Kharif.</i>		<i>Rabi.</i>	
	Acres.		Acres.
Gardens, fruit trees	175	Wheat and barley	599
Rice	34,290	Sariha and jambha (oil-seeds)	5,890
Juari and bajri (millets)	1,821	Melons	35
Cotton	90		
Tir (oil-seeds)	459		
Tobacco	44		
Vegetable and sugar-cane	325		
Babul groves	4,157		
Total...	41,361	Total...	6,524

Total 47,885 Acres.

7. The irrigation is principally by flow, partly by lift, from the Phuleli or as it is here called the Guniwah, the Government canals led from it are the Jamsherwah, the Mirwah Talhar, the Rajwah Talhar, the Ghari Mandhar, the Sydahwah, the Kaziahwah, the Mahrabwah, the Lakhiahwah and the Aliwah Nandho, from these numerous private water courses are led all over the country.

The Government canals in the northern half of the taluka are generally speaking in good condition and in fair working order the only one to which I would draw attention as susceptible of considerable improvement is the Rajwah Talhar which is taken from the Mirwah Talhar, a small expenditure on this canal would I think be attended with immediate increase of cultivation.

8. The canal which irrigates the southern villages, *viz.*, the Ghari Mandhar is by no means in such a satisfactory state. This canal is a continuation of the Mirwah Talhar and the clearance of the tail having been neglected for years there is no escape for any superfluous water that may come down it; being for a great portion of its course a high level canal, the water runs between raised embankments above the general level of the country and these embankments being in bad order are not sufficiently strong to withstand any great pressure from within, the result is constant breaches.

What is wanted is, 1st, that the tail should be properly cleared, 2nd' that the banks should be put in a state sufficient to stand the ordinary strain put upon them; for proper control of the water these two things are absolutely necessary.

9. I would also suggest the construction of a branch canal to the west through the villages of Pado, Chandahdi, Bhando and Akro and so tail into the Khara Dhora, a depression in the adjoining Jathi Taluka, this canal would relieve the pressure of water in the Ghari Mandhar and would bring under cultivation much land now but sparsely supplied with water. The above nearly follows the course of the abandoned Kaziahwah, its construction was under consideration and levels run some years ago but nothing further has been done.

10. I should mention that the state of irrigation in the south of this taluka has been the subject of previous correspondence and I understand that this year the Irrigation Department are taking steps to rectify the irrigation of that part of the taluka which is not now proposed for settlement and after completion of that intend next year to turn their attention to the Ghari Mandhar.

11. The Zamindari canals are as a rule of short course and within the powers of the Zamindars to keep in order, the only exception to this is the Mithnawah in Kalhorki which is now in charge of Dewan Daryanomai who has a lease of the lapsed Jagir lands of this and the adjoining villages, he being a man of capital can manage the clearance as long as his lease lasts but on its expiry if Government does not take charge of it or make some arrangements for its clearance the work would be altogether beyond the powers of the Zamindars and the canal and the land irrigated by it will go to ruin.

12. This is the first taluka in which I have found absolutely no wells used for agricultural purposes, the bulk of the land being under either kharif or oil-seeds in the rabi does not require well water but it is singular that in a country where there is a considerable number of Hindu cultivators and water (as instanced by the drinking wells) is obtainable at the depth of a few feet that well water is not used for the growth of vegetables and other garden produce and also to aid in the irrigation of the small patches of wheat and barley which exist.

13. This taluka has not hitherto been subjected to any survey settlement and the land has been either given out on leases "to continue until introduction of a survey settlement" or on "bigoti", *i. e.*, for annual cultivation on certain rates which have been fixed by the Collector for different villages or different parts of the taluka.

As might be expected when proper information was wanting at time of grant, very great difference is found in the rates at which the leases are held, it is of course possible that in some of the older leases the present valuable possession at a nominal rental may be partly due to improvements carried out by the tenant but in many the rates are so very low that it is only natural to suppose that the leases were obtained on incorrect representation of their value with either the connivance or neglect of proper enquiry and inspection on the part of the minor revenue officials.

I give the following few instances of the extent and assessment at which various leases are now held :—

No.	Name of Village.	Area granted in lease, Acres.	Actual cultivation this year in acres	Amount payable under lease. Rs.	Actual rate on cultivation per acre. Rs.	Remarks.
1	Talhar	416	120	34 9	0 4 6	Nearly the whole of the cultivation shown is Rice, in case No. 7 only it is garden.
2	Mughil Hafiz	210	223	79 2	0 5 6	
3	Ghaghro	101	48	11 10	0 3 10	
4	Moro	245	55	23 4	0 6 10	
5	Chanadi	206	161	22 0	0 2 2	
6	Bakshah	238	179	69 0	0 6 0	
7	Talhar	A. G. 3 18	5	48 0	9 12 0	
8	Jhalar & Patiari...	161	95	451 12	4 12 0	
9	Bhataro	869	112	574 12	5 2 0	
10	Ojhri	A. G. 4 9	3	18 8	6 3 0	
11	Janki	175	30	189 0	6 5 0	

14. The bigoti rates at present in force are as follows, as different rates have been fixed for different villages and different “makans” of the same village I merely give the maximum and minimum on each kind of cultivation with those most prevalent :—

Kharif.

	Rate per acre.	Most common rate.
Rice	from Rs. 4 5 8 to Rs. 1 7 3	{ Rs. 4 5 8, Rs. 3 13 11 Rs. 3 6 9 Rs. 2 14 6, Rs. 2 6 9 Rs. 1 15 0
Other flow ...	Rs. 1 15 0 to Rs. 0 15 6.	Rs. 1 15 0 and Rs. 1 7 3
Lift	Rs. 11 to Rs. 5 per “Hurle”.	Rs. 9 and Rs. 10

Rabi.

Garden	Rs. 3 13 11
“Mahsuli” Crops...	Rs. 2 14 6
Wheat	Rs. 1 15 0
Oil-seeds, &c.....	Rs. 1 8 3
Barani.....	from Rs. 1 7 3 to Rs. 0 15 6

The “hurle” in this Taluka generally cultivates from 5 to 6 acres.

Under these rates we find enormous difference in the rent paid on adjoining lands which to all intents and purposes are equal in value, thus in the village of Talhar itself the bigoti rates on rice cultivation vary in different makans from Rs. 4-5-8 to Rs. 1-15-0 per acre and the lease held lands are as shown above paying Rs. 0-4-6 per acre on actual cultivation.

In Ghaghro close to Badin the bigoti rate for rice is Rs. 2-9-9 whilst the lease held lands which are certainly equal to those of the remainder pay only Rs. 0-3-10 and in the adjoining village of Sarahdi the rate is Rs. 3-6-2.

15. The alienations in this Taluka are extensive and those in the 116 villages under report are approximately of the following area :—

	Acres	G.
1st Class	0	0
2nd „	20,529	9
2nd „ life grants	3,416	5
3rd „ „		
4th „ „		
Mafi and Seri	69	14

For all these the area and authority of each will as usual be recorded in the village registers ; statement of the Jagirs, as found in actual possession, will be furnished to the Collector for information and where necessary enquiry and ultimate disposal.

16. The revenue collections, &c., for the whole taluka during the past 25 years have been as follows :—

Year.	Demand.	Remissions.	Collections.	Remarks.
1860-61	71,207	248	70,959	
1861-62	88,572	206	88,366	
1862-63	90,219	8,528	81,691	
1863-64	63,129	8,523	54,606	
1864-65	83,431	78	83,353	
1865-66	73,389	240	73,149	
1866-67	79,543	4,864	74,679	
1867-68	84,248	164	84,084	
1868-69	94,073	415	93,658	
1869-70	96,447	1,187	95,260	
1870-71	93,881	535	93,346	
1871-72	96,402	80	96,322	
1872-73	1,01,905	332	1,01,573	
1873-74	83,388	1,175	82,213	
1874-75	95,713	3,163	92,547	
1875-76	83,349	1,668	81,681	
1876-77	85,907	1,376	84,531	
1877-78	85,354	467	84,887	
1878-79	1,01,696	18,747	82,949	
1879-80	95,729	15	95,714	
1880-81	1,09,661	92	1,09,569	
1881-82	1,19,710	161	1,19,549	
1882-83	1,07,380	787	1,06,543	
1883-84	1,12,665	.....	1,12,665	
1884-85	1,15,413	2,896	1,12,517	

The above figures are taken from the annual returns furnished to this office by the Collector and Mukhtiarkar. Out of the above according to returns received from the Mukhtiarkar's Office the following are the collections, &c., during the past 5 years for the 116 villages under report.

Year.	Demand.	Remissions.	Collections.	Remarks.
1880-81	75,734	22	75,712	
1881-82	83,972	.....	83,972	
1882-83	74,540	420	74,120	
1883-84	77,313	107	77,206	
1884-85	81,024	1,306	79,718	
Total	3,92,583	1,855	3,90,728	
Average.....	78,517	371	78,146	

17. For the purpose of assessment I propose to divide the taluka into 4 groups with rates of assessment as shown below :—

	1st Group of 36 villages.	2nd Group of 40 villages.	3rd Group of 24 villages.	4th Group of 16 villages.
<i>Kharif.</i>				
Rice under flow irrigation	3 0	2 12	2 8	2 4
Gardens and sugar-cane				
All other crops under flow	2 8	2 4	2 0	1 12
And lift irrigation aided by flow.....	1 12	1 8	1 4	1 0
Lift irrigation	0 10	0 8	0 6	0 4
Babul plantations, <i>i. e.</i> , "Huris"				
<i>Rabi.</i>				
Artificial and natural inundation, <i>i. e.</i> , "bosi" "sailab"	2 4	2 0	1 12	1 8
Do. do. aided by lift or flow	2 12	2 8	2 4	2 0
And perennial lift irrigation				
<i>Barani.</i>				
Kharif	1 4		1 0	
Rabi	1 8		1 4	

As this taluka does not touch the river there is no "kacha" cultivation. Of rabi, bosi, &c., aided by lift, perennial lift, and barani cultivation there is little or none but the rates are proposed to save future reference in case of contingency.

18. In the 1st group are placed 36 villages lying between the Mirwah and the Guni to the north-east of the taluka, the Guniwah is open for traffic by boat during the whole year, except when its mouth is closed for clearance of its subsidiary canals, and thus affords direct communication with Hyderabad the market of these parts; the irrigation of this group is good, plentiful and under control and the general style of cultivation and condition of the people is good.

In the 2nd group are placed 40 villages touching the above to the south and west, the irrigation of these is pretty nearly as good as that of

the 1st group, boats come down the Mirwah as far as Badin and even as far as Sirani in the inundation but on the whole these villages are not so well situated as regards communications as are those of the 1st group.

In the 3rd group are placed 24 villages south of the above, they are farther from markets, the irrigation is neither so good nor so well under control and consequently the style of cultivation is often inferior to that of the northern villages.

In the 4th class are placed 16 villages in the south of the old Sirani *tapa* which are most remote from all markets and where the irrigation is at present very defective.

19. I should mention that the condition of the Ghari Mandhar canal has considerably influenced me in making the above grouping, this canal has not been cleared for the past 8 years* and is in wretched condition the tail is quite silted up, the banks rotten and extensive swamps testify to the numerous breaches that have taken place during past years in almost every mile of its course. On the other hand the Kaziahwah has of late years been materially improved, and cultivation under it is increasing in every direction, hundreds of acres hitherto under babul and scrub jungle are at the present moment being cleared and levelled for rice cultivation.

20. From returns taken from the taluka records the following areas were under cultivation during the past 5 years, as however the greater part was held under leases of which merely a yearly estimate of the cultivation was made, I do not look upon these figures as very accurate:—

1880-81	37,308 Acres.
1881-82	58,926 „
1882-83	53,892 „
1883-84	53,701 „
1884-85	55,660 „

the cultivation during the present year is shown below, this was taken out field by field during the progress of this year's field operations and may be looked upon as correct.

<i>Kharif.</i>		<i>Rabi.</i>	
	Acres.		Acres.
Garden	176		
Rice	34,290		
Other flow	515	Bosi and sailab, &c.	6,524†
Lift	2,223		
Babul groves, &c.	4,157		
Total Acres	41,361	Total Acres	6,524

Total cultivation for 1885-86=47,885 Acres.

21. The cultivation of the northern villages is not likely to vary very much and seeing how the people have taken advantage of the improvements effected in the Kaziahwah it is probable that a similar improvement in the Ghari Mandhar will lead to a similar increase of cultivation in the land commanded by it, its state is so bad now that things can scarcely be worse

* I find the last clearance carried out was in the year 1877-78 when Rs. 2,173 were expended on the clearance of the 28 miles of its course, a sum evidently insufficient to do much good to a canal which had fallen into the state that this was in. Last year some clearance was commenced but after a few days work was suspended on account of the flood which came down the Phuleli in April.

† NOTE.—The area under rabi this year is abnormally large in consequence of rice and other flow lands which were not cultivated during the kharif on account of their being flooded, having been brought under oil-seeds as they dried up.

we may therefore fairly take this year's cultivation, 47,885 acres as the basis on which to form estimate of the result of the rates proposed, this would give—

	Acres.		Rs.	
1st Group.	Garden	86	@ Rs. 3 0 0 =	258
	Rice	12,879	„ 3 0 0 =	38,637
	Other flow	53	„ 2 8 0 =	133
	Lift	455	„ 1 12 0 =	796
	Babul groves	554	„ 0 10 0 =	346
	Rabi bosi, &c.....	2,743	„ 2 4 0 =	6,172
		<u>16,770</u>		<u>46,342</u>
2nd Group.	Garden	60	„ 2 12 0 =	165
	Rice	13,969	„ 2 12 0 =	38,415
	Other flow	207	„ 2 4 0 =	466
	Lift	1,405	„ 1 8 0 =	2,107
	Babul groves	1,385	„ 0 8 0 =	692
	Rabi bosi, &c.....	2,589	„ 2 0 0 =	5,178
		<u>19,615</u>		<u>47,023</u>
3rd Group.	Garden	27	„ 2 8 0 =	67
	Rice	5,536	„ 2 8 0 =	13,915
	Other flow	201	„ 2 0 0 =	402
	Lift	335	„ 1 4 0 =	419
	Babul groves	2,008	„ 0 6 0 =	753
	Rabi bosi, &c.....	644	„ 1 12 0 =	1,127
		<u>8,781</u>		<u>16,683</u>
4th Group.	Garden	3	„ 2 4 0 =	7
	Rice	1,876	„ 2 4 0 =	4,221
	Other flow	54	„ 1 12 0 =	94
	Lift	28	„ 1 0 0 =	28
	Babul groves	210	„ 0 4 0 =	52
	Rabi bosi, &c.....	548	„ 1 8 0 =	822
		<u>2,719</u>		<u>5,221</u>
Total acres.....		47,885		<u>1,15,272</u>
<i>Deduct</i> —estimated amount of alienations				Rs. 200
„ on account of canal clearance allowance, <i>vide</i>				
Rule 5 for temporary settlement say.....				„ 4,000
				<u>4,200</u>
Estimate of Gross collections...				<u>1,11,072</u>

22. The village officers' cess of one anna in the rupee is included in the above rates, should the estimate of results turn out correct the collections would consist of Rs. 1,04,538 revenue and Rs. 6,534 village officers' cess.

23. In accordance with instructions contained in your No. 3954 of 2nd October 1885, I have attached a statement, Appendix C showing the results as regards each village, but this taluka not having been previously under settlement have experienced some difficulty in filling in columns 12 and 13.

Where the land has been held on lease the total lease area is included in column 12 although only a part of it may ever have been cultivated, and where the lease has extended beyond the boundaries of the present village the area and payment has been divided in proportion to the area contained in each village. In the total estimate of assessment shown in column 11 is included assessment on minor alienations, the allowance that will be given for canal clearance, and the village officers' cess the total of each village and of the whole Taluka corresponds with the gross assessment given in para. 21 above and thus is more than will actually be collected or even than the demand.

24. The total increase estimated is very large and when we come to compare the old and new assessment of villages as shown in statement (Appendix C) that on certain villages is found to exceed 200 and in one case 500 per cent. but in a taluka held as this has been under leases, given as far as I can judge irrespective of the value of the land concerned, this is inevitable; as a rule the best tracts of land in a village were taken up on lease and as shown in para. 13 above the assessment was often absurdly low, rich rice cultivation paying only a few annas per acre the remainder of the village, sometimes of a quality inferior to that of the previously selected leaseholds, was given out at rates in the majority of cases exceeding the highest rate now proposed and by these means an attempt was made to get an average assessment out of the Taluka, but owing to the imperfection of the annual measurements I doubt whether these comparatively high bigoti rates were often actually brought to book.

25. I find in a former report on this Taluka that for the 5 tapas under consideration the average cultivation and assessment for the 9 years antecedent to 1872-73 is given as follows :—

Average cultivation...	20,420 Acres	} Average rate per acre about
„ assessment...	56,103 Rupees	
		Rs. 2-12-0.

in 1884-85 the figures given for the same tapas are—

Cultivation	55,660 Acres	} Average rate per acre about
Assessment	81,024 Rupees	
		Rs. 1-8-0

it thus appears that during the past 14 years the cultivation has nearly trebled whilst the assessment has only increased about 45 per cent. If other proof were wanting these figures alone would show the correctness of the statement made by the Superintending Engineer for Irrigation and quoted by the Commissioner in Sind in his No. 4918 of 22nd December last, that in a lease held taluka increase of cultivation, which is equivalent to increased use of water provided at Government expense, is not attended with a proportionate increase of revenue.

26. The cultivator does not as a rule benefit by the lease system and the low assessment thereby paid to Government, on enquiry I find that it is a common practise for the lease holder, especially if he is a Mahomedan, to sublet his lease to a Bannia who sublets it to the cultivators at the rate of $\frac{1}{2}$ battai, the only people who benefit by the system therefore are the middle men who come between Government and the ryot; the Irrigation Department also seeing that they get no proportionate return for money expended in a taluka under such a system are loath to spend more money than they are obliged to do in it and consequently the interests of the Taluka as regards irrigation are neglected.

The general result is that the revenue suffers, expenditure on improvements is withheld and a number of pensioners are established at government expense who live on the bounties they receive in the shape of leases for which they do absolutely nothing in return.

27. As examples of the working of the lease system I give the following, the first is an ordinary case taken at random, the second is a somewhat peculiar one, and as there is doubt as to the term to which the lease extends it has formed the subject of a separate report.

Case 1.—The makan of Dunghadi is held on lease by Sher Khan Chang on yearly payment of Rs. 58-2-0. The area shown in lease is 896 acres and 28 guntas but he claims the whole makan which comprises some 2,000 acres, out of this, this year are cultivated 167 acres with rice, and 186 with other crops under flow, such as bajri, tir, mung, melons and a little cotton. Sher Khan has sublet the lease-hold for 3 years to Lal Kachi and Nihal Hindu who are to pay the government assessment and all charges of every description connected with the land and pay Sher Khan the sum of Rupees 700. Lal Kachi and Nihal Hindu according to usual custom take $\frac{1}{2}$ battai, from the cultivators.

It will be seen from the above figures that the incidence of the lease assessment is as nearly as possible Rs. 0-2-8 per acre on actual cultivation, and the village being in the 3rd group the proposed assessment on it at Rs. 2-8-0 on rice and Rs. 2-0-0 for "other flow" will amount to about Rs. 790.

The bigoti rates in the adjoining villages of Sarahdi and Ghaghro are Rs. 3-6-2 per acre for rice and Rs. 1-7-3 for "other flow," and in Nangro and Kand Rs. 2-6-9 and Rs. 1-7-3 respectively.

Case 2nd.—A lapsed Jagir in the village of Kalhorki is held by a certain Dewan Daryanomal on a yearly payment of Rs. 2,382 under a lease granted by the Manager Incumbered Estates, the estate consists of 3,477 acres of which this year 2,410 acres, mostly rice, are actually under cultivation on which the assessment according to the proposed rates would amount to Rs. 6,415 per annum against the Rs. 2,382 now paid under the lease. This lease is not sublet but the total crop raised is divided into 23 shares of which the leaseholder takes 11, the Zamindar 3 and the cultivators instead of even getting the $\frac{1}{2}$ Battai, which is the ordinary rate here, receive only $\frac{2}{3}$ of the gross yield.

28. In comparing the rates proposed with those of the adjoining settled Taluka of Guni it will be seen that those of the 1st group of this are nearly the same as those of the 3rd group of that taluka; although Guni has advantages in position and vicinity to Hyderabad and the river, the irrigation of Badin is on the whole superior and there is not the difference apparent in the rates between the intrinsic value of the two talukas, had it not been for the large increase which my proposed rates give over past collections I should have put them at least 4 annas per acre higher all round and I beg to suggest that if my proposed rates are sanctioned it be with the understanding that as the immediate increase is the sole reason why I do not now propose such an enhancement they will be raised 4 annas all round after the expiration of 3 years.

The bulk of the cultivation of the taluka consist of rice and lift irrigation for which the average incidence for the whole of the villages under report is Rs. 2-12-5 and Re. 1-8-4 per acre respectively, if these are compared with the Bigoti rates given in para. 14 above, it will be seen that whilst the lift rates are nearly the same that on rice, even with the proposed future enhancement of 4 annas per acre, is considerably less than the rates which are now applied to the small tenants who have not had sufficient influence to get leases granted to them in past years. If compared with the figures shown in para. 25 it will be seen that the proposed rates average less than the average, Rs. 2-12-0 all round, actually realized up to the year 1872-73.

29. I have referred in paras. 8, 19 & 21, above to the state of the irrigation from the Ghari Mandhar canal and have mentioned that its pre-

sent condition has effected my proposals for grouping, should this canal be put in decent order, as I trust will be done, the grouping of the villages dependent on it and now placed in the 3rd and 4th groups would also require revision; as most of the land has suffered from floods and much of it is still at the present moment under water it will take some time to recover, the question of regrouping might therefore be considered 3 years hence when my proposed enhancement of 4 annas per acre on the whole taluka is applied, but the question of regrouping would depend entirely upon whether the irrigation has in the meantime been brought under control or not.

30. I am sorry to say that in many of the villages of the 3rd and 4th groups a large area of good rice land has had to be left out of survey measurement from its being in a state of swamp (this is the 3rd field season that I have tried in vain to get it measured) as soon as the Ghari Maudhar is brought under control this will all be cultivated and will then, until arrangements for its survey can be made, for the time being have to be made into "Collector's Nos." this will probably give some trouble to the village Tapadars but is under the circumstances unavoidable. The occupants of this at present unmeasured land will of course maintain their existing rights notwithstanding the fact of the land not being shown in their occupancy in the Survey Registers.

31. Attached to this report are Appendices as follows :—

A.—Sketch map of the part of the Taluka under consideration.

B.—Nominal list of villages showing the group in which each is placed.

C.—Comparative statement showing the old and estimate of proposed assessment, detail of cultivation, &c.

D.—Copy of rules for administration of temporary settlement.

32. In conclusion I beg to recommend that the above proposals have effect from the year 1886-87.

J. M. ANDERSON, Colonel,
Superintendent, Sind Revenue Survey.

APPENDIX B.

Nominal list of villages into which the Taluka is divided, showing the groups in which each is placed.

No.	Names of Villages.	No.	Names of Villages.
	<i>1st Group.</i>		
1	Dando.	47	Patiani.
2	Bhanki.	48	Dhand.
3	Perozpuri.	49	Pano.
4	Jiat.	50	Panchi.
5	Vidho Chauro.	51	Kadi Kazia.
6	Lakhi.	52	Chanadi.
7	Talhar.	53	Sonhar.
8	Seri.	54	Ghaghro.
9	Chanri.	55	Sarahdi.
10	Mughil Hafiz.	56	Janat.
11	Kohar.	57	Patar.
12	Bagirki.	58	Badin.
13	Lundki.	59	Kerandi.
14	Sandki.	60	Bokhi.
15	Patahriun.	61	Kaimpur.
16	Habach.	62	Chorahlo.
17	Morjhar.	63	Abri.
18	Parharki.	64	Ret.
19	Chak.	65	Chanesiri.
20	Vidh.	66	Kalhorki.
21	Visarki.	67	Bakhu Khadi.
22	Vasi Sajan.	68	Kamaro.
23	Shorki.	69	Jhar Kandi.
24	Durmano.	70	Ojhri.
25	Rojharli.	71	Bakhshah.
26	Rebhan.	72	Janki.
27	Dhandi.	73	Luari.
28	Moro.	74	Indahlo.
29	Khirdahi.	75	Uda.
30	Borahdi.	76	Saruro.
31	Bhataro.		
32	Walhar.		<i>3rd Group.</i>
33	Pano Bakar.	77	Makrah.
34	Jhol Khasi.	78	Daphri.
35	Morari.	79	Wariaso.
36	Pano Baid.	80	Bhaneri.
		81	Kand.
	<i>2nd Group.</i>	82	Dunghadi.
37	Palandi.	83	Nangro.
38	Durang.	84	Marai.
39	Dedki.	85	Malki.
40	Navo Abad.	86	Pado.
41	Rap.	87	Jhagri.
42	Karabhri.	88	Gito.
43	Baghiar.	89	Morahdi.
44	Bhano.	90	Bagreji.
45	Khuro.	91	Khorahdi.
46	Jhalat.	92	Sirani.
		93	Tali.
		94	Shekhpur.

APPENDIX C.

Statement showing estimated future area of cultivation and assessment thereon according to the proposed Temporary Settlement as compared with the area in occupation and assessment for the year 1885-86, previous to Settlement.

No.	Name of new village.	Name of old village from which formed.	ACTUAL CULTIVATION DURING YEAR 1885-86.							Assessment on cultivation of preceding year per temporary settlement proposed.	Previous to Settlement.		Percentage difference by proposed rates.		Remarks.
			Garden.	Rice.	Other flow.	Life.	Rab, and Bost, Ke, Ke.	Hurt, or Koelias.	Total Cult.		Area in occupation during year 1885-86.	Total assessment on occupied area as per village Register.	Increase.	Decrease	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1st GROUP.															
1	Dando	2,230	1,321	1,062 0	110	...	2nd Class Jagir.
2	Bhanki	...	...	504	...	28	291	17	841	1,935	861	991 7	95	...
3	Perozpur	...	...	566	...	47	47	26	697	3,621	1,827	2,235 7	62	...
4	Jiat	...	...	1,049	...	14	190	35	1,278	2,167	1,083	1,250 0	73	...
5	Vidho Chauro	...	...	683	...	...	18	35	756	2,015	1,048	1,125 0	79	...
6	Lakhi	...	...	647	2	16	13	5	686	1,256	605	962 13	30	...
7	Lakhi	...	...	413	...	...	3	7	425	1,858	910	710 5	162	...
8	Talhar	...	...	562	...	60	21	3	652	1,912	1,187	528 14	261	...
9	Seri	...	...	572	...	25	68	29	685	1,610	773	1,466 8	10	...
10	Chanri	...	...	449	17	14	59	14	571	2,286	1,880	1,012 12	126	...
11	Mughil Hafiz	...	...	507	...	161	198	42	912	729	366	650 0	12	...
12	Kohar	...	...	222	...	...	28	...	250	...	...	...	...	...
13	Bagirki	...	...	476	...	...	177	24	677	1,841	829	974 14	89	...
14	Lundki	...	...	249	...	...	17	2	268	786	480	300 0	162	...
15	Sandki	...	...	487	...	...	3	10	500	1,474	703	655 8	125	...
16	Patahriun	...	...	...	...	...	...	...	...	...	...	...	...	...
17	Habach	...	...	...	...	...	...	...	...	...	...	...	...	...
18	Morjhar	...	...	435	...	16	180	38	670	1,765	1,025	1,001 1	76	...
19	Parharki	...	...	703	4	...	86	40	833	2,338	1,227	964 0	143	...
20	Chak	...	...	443	4	...	204	28	684	1,831	850	1,756 9	4	...
21	Vidh	...	...	191	...	...	77	...	268	746	629	1,057 14	...	29
22	Visarki	...	...	545	...	16	49	32	642	1,793	900	1,034 10	73	...
23	Vasi Sejan	...	...	549	...	...	39	6	597	1,748	791	945 14	85	...
24	Sharki	...	...	...	...	...	...	4	...	...	...	...	...	...
25	Durmano	...	...	9	...	...	...	...	14	32	16	...	33	...
26	Rojharli	...	...	...	...	...	...	...	...	...	...	...	...	...
27	Rebhan	...	...	98	...	...	...	...	98	294	255	234 14	25	...
28	Dhandi	...	...	5	...	...	...	5	11	21	17	41 10	...	50
29	Moro	...	...	174	...	...	215	38	429	1,036	747	701 8	48	...
30	Khirdahi	...	...	493	...	32	202	7	734	1,994	1,207	1,342 4	49	...
31	Borahadi	...	...	135	11	...	5	18	173	466	261	208 15	123	...
32	Bhataro	...	...	185	...	21	51	69	326	750	755	650 0	15	...
33	Walhar and Chak	...	...	305	2	...	41	6	354	1,016	645	1,238 6	...	18
34	Walhar	...	...	501	...	...	...	9	512	1,515	625	1,212 7	25	...

[illegible]

64	Ret	...	...	551	13	1	85	44	694	1,737	1,200	2,145	0	...	19
65	Chanesari	...	...	577	...	79	11	...	667	1,728	1,500	2,130	0	...	19
66	Kalkorki	...	...	586	...	69	112	61	829	1,972	1,478	1,095	0	80	...
67	Bakhu Khali	...	...	190	...	115	20	...	315	708	800	651	0	9	...
68	Kansaro	...	...	72	...	110	40	15	237	451	631	200	3	123	...
69	Jhar Kandi	...	...	195	...	...	3	48	250	574	853	262	0	119	...
70	Jharkandi	...	...	312	...	74	102	1	494	1,188	1,205	718	7	65	...
71	Bekshah	...	...	200	...	73	168	4	446	1,001	1,075	432	15	131	...
72	Janki	...	...	614	12	107	57	50	689	1,759	1,251	1,609	10	9	...
73	Luari	...	...	549	...	86	...	6	767	1,821	1,211	955	2	91	...
74	Indahlo	...	...	100	...	...	47	7	193	409	1,026	401	15	2	...
75	Uda	...	...	294	...	...	64	3	348	906	624	883	4	3	...
76	Saruro	...	...	580	37	29	...	...	713	1,851	1,120	1,092	12	69	...
Total of the 2nd Group village...															33	...
3RD GROUP.																
77	Makrah	...	...	16	...	...	...	...	16	...	40	50	40	0	...
78	Daphri	...	...	...	...	...	...	...	...	...	...	...	...	...	...
79	Waraso	...	...	224	...	...	...	9	233	563	502	500	0	13	...
80	Bhaneri	...	...	76	...	6	...	14	97	204	152	200	0	2	...
81	Kand	...	...	...	...	...	35	...	35	61	35	12	8	369	...
82	Dungbadi	...	...	49	26	...	30	1	106	227	274	38	0	497	...
83	Nangro	...	...	362	151	16	41	...	570	1,990	1,164	400	0	225	...
84	Mari	...	...	413	...	143	...	46	602	1,223	1,311	1,158	10	6	...
85	Malki	...	...	318	...	...	3	20	341	808	953	780	0	4	...
86	Malki	...	...	559	...	...	17	15	592	1,436	1,120	1,045	4	37	...
87	Pado	...	...	496	3	36	...	37	589	1,335	1,237	561	13	136	...
88	Jhagri	...	...	61	...	...	...	...	61	152	88	24	4	533	...
89	Gito	...	...	75	...	...	...	...	75	188	224	39	0	382	...
90	Morahdi	...	...	293	...	...	105	...	399	919	1,010	748	4	23	...
91	Bagreji	...	...	432	7	...	32	26	498	1,162	1,297	1,051	9	10	...
92	Khorahdi	...	...	376	6	...	...	6	400	964	743	762	8	39	...
93	Sirani	...	...	306	7	5	46	41	416	948	643	724	12	25	...
94	Tali	...	...	153	...	...	...	632	785	619	820	568	2	9	...
95	Shekhpur	...	...	...	...	...	...	...	...	...	...	...	...	...	...

95	Gorho	...	...	...	355	...	19	76	39	489	1,064	972	597	13	77	...	34
96	Rungabdi	...	...	1	75	...	...	28	9	113	241	574	367	2	...	...	...
97	Nangarkhet	...	...	...	422	...	...	41	...	464	1,129	850	997	5	13	...	...
98	Makhandi	...	...	...	123	...	...	...	4	128	312	651	290	11	7	...	...
99	Gad	...	...	...	213	...	110	17	12	352	705	1,055	477	9	47	...	...
100	Wahuriaro	...	...	...	169	...	...	154	1,097	1,420	1,103	1,606	700	4	58	...	...
Total of the 3rd Group villages...		27	5,566	201	335	644	2,008	8,781	16,683	17,231	12,085	6	38	...	...	...	...
4th Group.		...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
101	Chandabdi	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
102	Bhando	...	...	...	...	...	...	182	...	187	278	187	76	0	...	...	...
103	Akro	...	...	6	...	...	18	113	...	137	201	137	56	3	259	...	...
104	Daleji	...	...	288	...	...	...	...	...	305	679	663	717	9	...	5	...
105	Jakbri	...	...	300	...	...	4	20	53	387	737	458	517	5	43	...	...
106	Pahori	...	...	...	...	...	...	51	...	51	77	51	87	0	...	11	...
107	Amin Narero	...	...	513	11	...	...	21	152	697	1,242	1,600	900	0	38	...	...
108	Jakhralo	...	...	169	3	...	...	...	5	177	386	400	364	3	6	...	...
109	Bijora	...	...	315	7	...	...	41	...	363	783	715	774	9	1	...	...
110	Lunkhan	...	...	30	...	...	...	60	...	90	157	86	117	13	33	...	...
111	Chorabdi	...	...	20	...	...	...	50	...	70	120	214	91	0	32	...	...
112	Laveri	...	...	125	...	...	...	...	...	125	281	47	185	3	52	...	...
113	Saudo	...	...	50	20	...	...	...	...	70	148	273	100	0	48	...	...
114	Pateji	...	...	20	...	...	...	...	...	20	45	101	35	0	29	...	...
115	Wariaro	...	...	40	...	...	...	...	...	40	90	210	66	0	36	...	...
116	Dharau	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Total of the 4th Group villages...		3	1,876	54	28	548	210	2,719	5,224	5,173	4,087	12	28	...	...	...	...
Grand Total...		176	34,290	515	2,223	6,524	4,157	47,885	1,15,272	86,211	81,064	9	42	...	...	...	...

J. W. M. ANDERSON, Colonel,
Superintendent, Sind Revenue Survey.

APPENDIX D.

Rules for the administration of the Temporary Settlement in the Badin Taluka.

The Temporary Settlement will remain in force till such time as Government may direct that a regular Settlement shall come into operation.

2. Under the Temporary Settlement assessment will be levied on cultivated Nos. only. When young fruit-trees, such as mango, date, orange, &c., are planted in a No. and no other cultivation of any sort is carried on in it, the No. may be considered as uncultivated for the purposes of this rule, until the trees begin to bear fruit, from which time the No. shall be considered as cultivated and subject to the assessment fixed upon it; provided, that in no case shall exemption be claimable for a longer period than ten years.

3. The rate to be levied in each case will be determined by the actual circumstances of the season. When rice is grown, the rate for rice land is to be levied, when juari, bajri, &c., are grown under flow irrigation, the rate fixed for that irrigation will be levied, though in previous years rice may have been grown in the No.

4. Except in gardens, if a No. which has been cultivated in the Kharif season is again cropped in the succeeding Rabi, 4 annas per acre will be added to the Kharif rate to be levied.

5. The following deductions from the sanctioned rates will be made in the case of lands watered from private canals—

Flow irrigation 3 annas per acre.

Lift „ 4 „

or such deductions within the amounts noted above as the Superintendent of Survey may fix in accordance with the merits of each individual case.

6. Lands watered by wells pay the rates assigned to the description of canal irrigation available for them, and are not liable to any extra assessment on account of cultivation from water drawn from wells, or on account of irrigation from canals or other sources being supplemented by watering from wells. Rule 4 does not apply when the Rabi crop is due to well irrigation only.

7. When land is required for cultivation in villages or portions of villages which have not come under revision measurement under the sanction of the Collector, land not exceeding 8 acres in one block, will be measured off and demarcated with a small earthen ridge and occupation granted to the applicant, a fee of 3 annas per acre will be levied in addition to the settlement rate to cover the cost of measurement. Such a No. will be called a “Collector’s No.” in contradistinction to a Survey No. “Barani” and “Kacha” lands will be measured annually in accordance with actual cultivation, for which permission to cultivate has been granted before hand by the Collector; no fee will be levied for the measurement of these lands.

J. W. M. ANDERSON, Colonel,
Superintendent, Sind Revenue Survey.

No. 1395 of 1886.

REVENUE DEPARTMENT.

From

THE COLLECTOR OF HYDERABAD.

To

THE COMMISSIONER IN SIND.

COLLECTOR'S OFFICE,

Hyderabad, 5th April 1886.

SIR,

1. Superintendent, Sind Revenue Survey's No. 171, of the 11th March 1886.
2. Sketch Map of the part of the Taluka under consideration.
3. Nominal list of Villages shewing the groups in which each is placed.
4. Comparative statement shewing the old and estimate of proposed assessment, detail of cultivation, &c.
5. Copy of rules for administration of Temporary Settlement.

I have the honor to forward the papers as per margin, containing Colonel Anderson's proposals for the settlement of 116 Villages of the Badin Taluka of this District.

2. With moderate assessments and the water of the Phuleli-Guni efficiently controlled and distributed the Taluka would assuredly yield a large revenue not less than two lacs, probably more, in a very short time.

3. Since Sind came into our possession, the stream of the Phuleli has never been efficiently controlled or properly distributed. Floods from the Eastern Nara also reached the Taluka some years back, since which much of the Taluka has been either under water or so water-logged as to be unfit for cultivation and almost for habitation.

The evil would have been less had the water allowed to pass down the Phuleli-Guni at other times than the inundation season been regulated by requirements, instead of nine-tenths of it discharging over the Badin Taluka and preventing the flooded lands there drying.

4. The immediate future does not promise much improvement, for to all appearance, the rectification of the irrigation of the south of the Taluka referred to in para. 10 of Colonel Anderson's proposals cannot be carried out for another year at earliest.

5. The water broke into the Phuleli on the 24th ultimo, and on the 2nd instant, the Executive Engineer finally gave up the endeavour to keep it out. The Mirwah Talhar, Kaziah, Sani Guni, Sherwah and Aliwah, are now all flowing and adding to the flooded area in the Taluka.

6. The regulation of the Phuleli-Guni and the construction of a system of distributories for utilizing all its water presents no engineering difficulties and would require no expensive works. Relatively to the results that would be obtained, it would be one of the cheapest and most profitable irrigation projects ever undertaken in India.

7. The stream is as fine and large a main irrigation channel as could be constructed. Its water would be utilized from the very mouth by a population eager and numerous enough to do so. The country to be irrigated is a plain with sufficient fall to carry the water of the distributories and with

natural drainage channels such as the Pooran and Gangro Dhora, for them to tail into. As it is, owing to the stream being quite unregulated and to the condition of the distributories which date from long before the conquest, some parts of the country are flooded whilst others of the greatest fertility get no water, and the small revenue obtained is very largely lost in removing silt from a multitude of long, narrow, tortuous channels of which two or more often run within a very short distance of each other for their greater length.

8. I have no wish to defend the leases Colonel Anderson animadverts on, further than to say I do not think them quite so bad as he does. Without them, cultivation, considering the unfavourable circumstances of the Taluka, would hardly have increased as it has, and I question if the revenue would have been much more.

9. The lease rentals were based on the previous realizations from the leased areas. The leases were all to terminate at the introduction of a Survey Settlement which it was confidently expected would be in a very few years, and the system, if I am not mistaken, was rather forced on the District Officers by higher authority.

10. So long ago as 1873 proposals were submitted for the settlement of the very Tapas to which Colonel Anderson's proposals refer. The figures of cultivation and rate of assessment in these Tapas given in the Settlement Report of 1873 (para. 25 of Colonel Anderson's proposals) shew that the average lease could not have been so bad as he thinks, as after several years for the cultivation in leaseholds to increase, the average rate of assessment including the large leasehold area was Rs. 2-12-0 an acre.

The figures in para. 13 also read in the same way to any one who knew the Taluka and where the cultivation lay before the leases were granted.

11. I have no objection to offer to Colonel Anderson's proposed rates and groupings of villages. I think the rates fair and likely to yield a maximum of revenue without pressing too hardly on the land owners.

12. I must, however, deprecate the adoption of his proposal to raise the rates all round four annas per acre, after three years.

13. My local knowledge and experience are at least, on a par with Colonel Anderson's, and they teach me that Rupees 3-0-0 per acre for rice and other crops irrigated by flow, will yield a larger revenue than a higher rate, and is the most that can be imposed on any extensive area, such as a group of 36 villages.

14. The proposed rates will, I think, give a larger revenue than Colonel Anderson estimates for in para. 21 of his proposals. He puts the probable area that will be cultivated, especially of rice, at too low a figure. His rates will, in my opinion, produce nearer Rs. 1,30,000, than Rs. 1,15,272.

15. The average demand for the 116 villages for the five years ending 1884-85 was Rs. 78,517, but the increase to Rs. 1,15,272, or even Rs. 1,30,000 is not conclusive that the proposed rates are too high to be adopted at once. The rates are moderate in themselves, and the great increase in particular villages, and on the whole 116 villages is due to the inordinately low assessment at which the greater part of the large quantity of leasehold land has come to be held, owing to the protracted delay in introducing the settlement. The majority of the land-holders will benefit by the proposed change and those that do not have benefited in a way that was never contemplated, and besides have been prepared for the change for some time.

16. As regards mango trees on banks of canals, referred to in para. 6 of Colonel Anderson's proposals, they must, in my opinion, be taken, as a rule, to be private property subject to assessment. They have not grown up without being planted and tended ; the canals are not our construction, and it would only make our Government odious to the people interested in the trees, without any advantage to speak of, to declare that they had no property in them.

I have the honour to be,

Sir,

Yours most obedient Servant,

E. W. TREVOR, Colonel,
Collector of Hyderabad.



No. 295 of 1886.

From

COLONEL J. W. M. ANDERSON,
Superintendent, Sind Revenue Survey.

To

THE COMMISSIONER IN SIND.

SUPERINTENDENT'S OFFICE,
Karachi District, 15th April 1886.

SIR,

I have received copy of No. 1395, of 5th instant, from Collector of Hyderabad to your address, forwarding my proposals for the Settlement of 116 villages of the Badin Taluka, and there is but little in it that calls for further remark from me.

Collector's para. 14.—My estimate for future results has been formed in exact accordance with the cultivation (rice inclusive) found to exist during the current year, this will be seen by comparison of the figures contained in my paras. 20 and 21; should my estimate be exceeded, as contemplated by the Collector, it will only be in consequence of an increase of the area cultivated; should the irrigation be improved this increase would be immediate and proportionately large, otherwise the best part of the Taluka being already under cultivation I doubt whether in future the increase will equal that which has taken place in the past 14 years during which, as shown in my para. 25, under the very favourable lease rates the increase has been nearly 20 per cent. per annum.

Collector's para. 16.—I scarcely think the question of mango trees on banks of canals can be disposed of in the summary manner suggested by the Collector, in the first place, the trees having been planted and tended by private individuals does not, supposing this was the case, make them the property of those individuals, unless the land on which they grow is also their property, and concerning this there is considerable doubt; the Irrigation Department is opposed to these lands being continued as Survey Nos. and made private property, as it contends that they are absolutely required for the proper conservancy of the canal and on a question of such importance this contention cannot be ignored; the Superintending Engineer for Irrigation is apparently willing to surrender all claim to the ownership of the trees as distinct from the land but in my opinion this distinction cannot be allowed, the trees belong to the land on which they stand and if the land is required for the purposes of canal conservancy and it is deemed advisable to recognize the property that has hitherto been tacitly allowed to exist in these trees compensation should be paid to the claimants and the trees absolutely transferred to the Irrigation or Revenue authorities and the fruit sold annually; any divided property in them is contrary to all practice, would only lead to future dispute and should not be permitted. If compensation is paid it should be on the true market value of the trees and not on the absurd prices claimed and often paid in such cases.

I have the honor to be,

Sir,

Your most obedient Servant,

J. W. M. ANDERSON, Colonel,
Superintendent, Sind Revenue Survey.

Revenue Survey and Assessment : Introduction of a temporary settlement into the Badin Taluka of the Hyderabad Collectorate in Sind.

No. 4520.

REVENUE DEPARTMENT.

Bombay Castle, 24th June 1886.

Letter from the Commissioner in Sind, No. 1510, dated 6th May 1886—Submitting the

Memorandum from the Superintendent, Sind Revenue Survey, No. 170, dated 11th March 1886.

Letter from the Collector of Hyderabad, No. 1395, dated 5th April 1886.

Letter from the Superintendent, Sind Revenue Survey, No. 295, dated 15th April 1886.

papers noted in the margin containing proposals for the introduction of a temporary settlement into 116 villages of the Badin Taluka of the Hyderabad Collectorate.

RESOLUTION.—Sanction to the introduction of these rates for three years having been sent by telegram to the Commissioner in Sind it appears unnecessary to discuss the report in detail. There are however certain matters regarding which His Excellency the Governor in Council desires some further information.

2. The rates proposed are as shown below :—

					First Group 36 villages.	Second Group 40 villages.	Third Group 24 villages.	Fourth Group 16 villages.
<i>Kharif.</i>					Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Rice under flow irrigation	...	...	...	...	3 0 0	2 12 0	2 8 0	2 4 0
Gardens and sugar-cane	...	...	...	...
All other crops under flow	...	...	...	...	2 8 0	2 4 0	2 0 0	1 12 0
Lift irrigation aided by flow	...	...	...	...
Lift irrigation	...	...	...	...	1 12 0	1 8 0	1 4 0	1 0 0
Bábul plantation, i.e., Huris...	...	...	...	...	0 10 0	0 8 0	0 6 0	0 4 0
<i>Rabi.</i>								
Artificial and natural irrigation, i.e., "bosi"	...	...	...	...	2 4 0	2 0 0	1 12 0	1 8 0
"sailáb"	...	...	...	...
Do. do. aided by lift or flow.	...	...	...	...	2 12 0	2 8 0	2 4 0	2 0 0
Perennial irrigation	...	...	...	...
<i>Bardni.</i>								
Kharif	...	...	...	...	1 4 0	1 4 0	1 0 0	1 0 0
Rabi	...	...	...	...	1 8 0	1 8 0	1 4 0	1 4 0

These rates are approved of by the Collector and the Commissioner, and although the enhancements resulting from their introduction are large, especially in the inferior groups very great, yet the rates are stated by all the local officers to be reasonable and even low. It is not however clear how they will affect the actual raisers of the produce. These now are stated to pay *half the crop* and

even more to the middlemen. If the lease-holders are displaced, and the actual cultivators are entered as occupants the new rates will be a relief to them. If as appears to be the case the lease-holders are entered as occupants the increase will fall on their profits, and they can afford to pay, as they receive half the crops at least, but still they will have to adjust their finances to the enhanced demand. The Commissioner should therefore be requested to spread the increase over a series of years as was done in Igatpuri Táluka in the Násik District and elsewhere recently. Copies of the Resolutions relating thereto may be sent to the Commissioner. His Excellency the Governor in Council would further be glad to know—on the assumption that the lease-holders become the occupants—what exactly will be the position of the sub-tenants under the settlement.

3. The táluka is in parts well watered, and in parts the supply owing to defective control of the canals is excessive and causes injury by flooding considerable tracts of land, which are thereby rendered uncultivable. The Commissioner, the Collector and the Superintendent of Survey are unanimous in stating that the táluka offers a fair field for improvement by the officers of the Irrigation Department at comparatively small cost, and under the survey settlement a liberal return may be expected. Improvements are already being made, and when they are completed, and the working of three years' settlement which has been sanctioned has been observed, a report should be submitted and any question regarding proposed alterations in the groups or revision of the rates can then be considered.

4. Regarding fruit trees, it appears to His Excellency the Governor in Council that the trees on the canal banks and the land on which they stand should vest in the Irrigation Department, but people who can prove a customary right to take the fruit should be allowed to take it, unless it is thought preferable to compensate them by buying up their rights.

5. The rules under Appendix D are similar to those applied in other temporary settlements in Sind, and are applicable in this case with the exception that in Rule 7 the word "revision" should be expunged, and the words "under the sanction of the Collector" should apparently come after the words "when land is required." With these alterations the rules are approved and sanctioned.

T. D. MACKENZIE,
Acting Secretary to Government.

To

The Commissioner in Sind (with copies of Government Resolutions, Nos. 3541, 3989 and 4057, dated 4th, 19th and 20th May 1885, and Nos. 2587 and 2981, dated 5th and 20th April 1886, and with a request that he will be good enough to forward 40 copies of the report for transmission to the Secretary of State and the Government of India),

The Collector of Hyderabad,

The Superintendent, Sind Revenue Survey,

The Public Works Department of the
Secretariat, Irrigation,

The Accountant General,

The Government of India,

The Secretary of State for India. }

} With copies of the report.

} By letter.